



College of San Mateo
All College Meeting
Facilities Master Plan Briefing
October 4, 2006

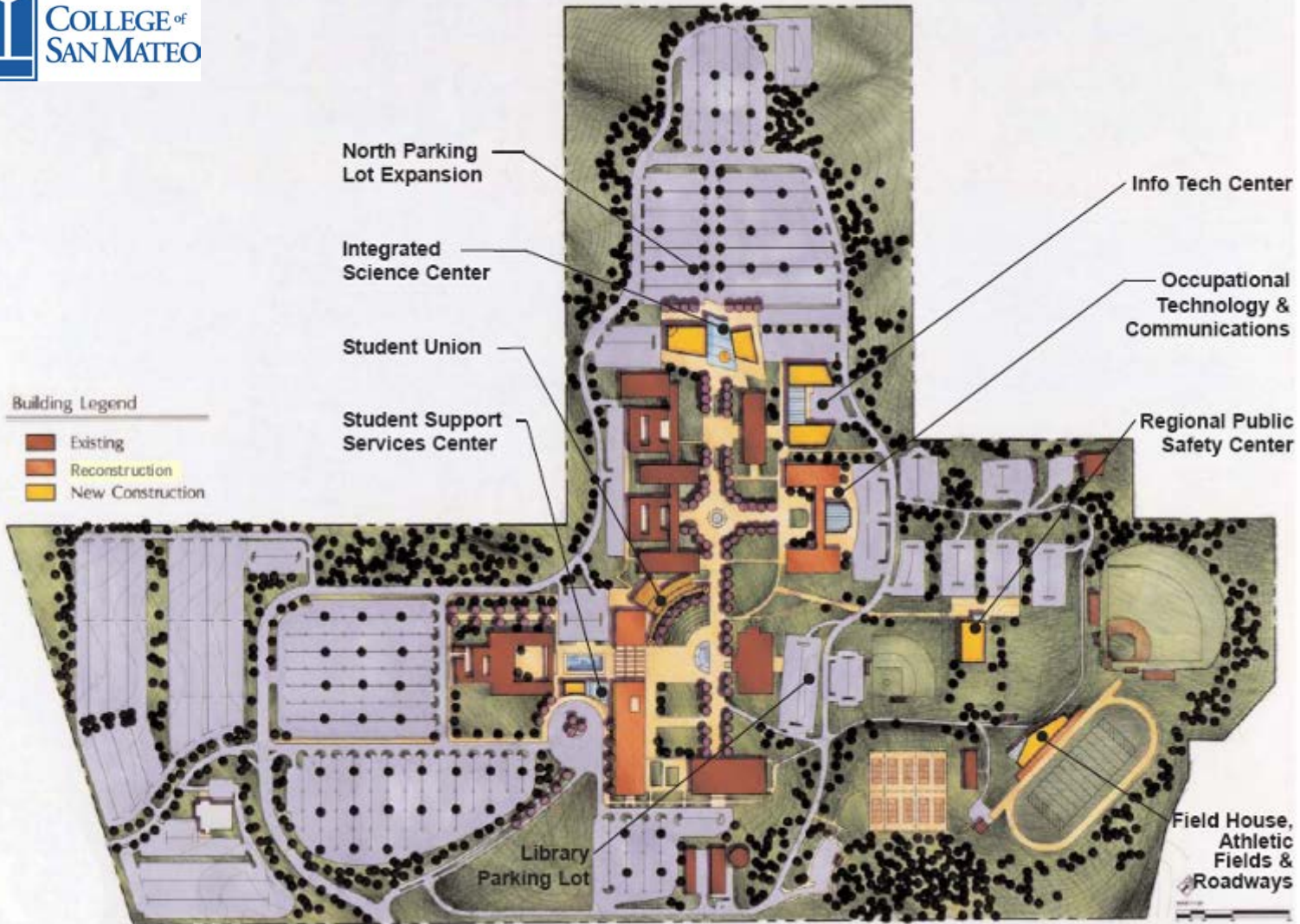


CIP 1

- Developed 2001 Master Plan
- Performed Comprehensive Energy Analysis
- Performed Facilities Audit
 - Identified Needs
- Measure C Bond Passed – November, 2001
 - \$207M
- Other Funding (State, Redevelopment, Grants, Local)
 - ~ \$100M
- Understood this was not enough \$ to do the entire job
 - Through polling, we knew this was what Voters would support
 - Measure C provided enough \$ to get CIP underway



2001 Facilities Master Plan





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CIP I Projects



Building 36 Science Building and Planetarium



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CIP 1 Projects



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SAN MATEO



Building 35 – Gordon H. Moore Regional Public Safety Center



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CIP 2

- Measure C money – Gone!
- November 2005 Measure A - \$468M
- Measure A Passed
- Other Funding (State, Redevelopment, Grants, Local)
 - ~ \$50M
- 2006 Master Plan



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2006 College of San Mateo Facilities Master Plan

College of San Mateo 2006 Facilities Master Plan Recommendation





Project Delivery Methods

- Design-Bid-Build
- Design-Build
- Multiple Prime



Bridging

- RFP Issued for Bridging Architects
- Bridging Architect Hired
- Creates Project Scope for Design Build
- Creates RFP for Design Build Entities



Construction Phases

Project / Scope Definition

- Project Definition (PD)
- Project Scope (PS)
- Project Requirements & Constraints
- Estimate of Cost & Time to Deliver

Design

- Design Documents (DD)
- Schematic Design
 - Adjacencies
 - Massing
 - Site Plan
- Design development
- Construction drawings (CD)
- Design Specifications (DS)
 - IT Standards
 - Building Standards

Construction

- Procurement
- Shop drawings
- Fabrication
- Site construction
- Project close-out



Design/Bid/Build

- The “traditional” way
 - Programming
 - Schematic design – back of the envelope
 - Detailed design
 - Construction documents
 - DSA Approval – Division of the State Architect
 - Ensures that projects meet accessibility standards
 - Bid
 - Build
 - Facilities Transition
 - End User Occupancy
 - Commissioning
 - Move-In

- Least chance of mistakes
- Most expensive
- Adds 6 to 12 months to a project - \$\$\$



Design Build

- Create a high level design (Bridging Documents)
 - Bridging architect defines scope and contracts
 - Programming/Schematic design
- RFQ
 - Sent to pre-screened pool of design build firms
- Design/Build
 - DBE at risk, not the owner – they agree to a certain price
 - Detail Design
 - DSA Approval
 - Bid
 - Build
 - Facilities Transition
 - End User Occupancy
 - Commissioning
 - Move-In
- Reduces construction cycle by 9-12 months
- Need to be sure that the bridging architect is qualified
- Risk of misinterpretation of contract scope and cost overruns



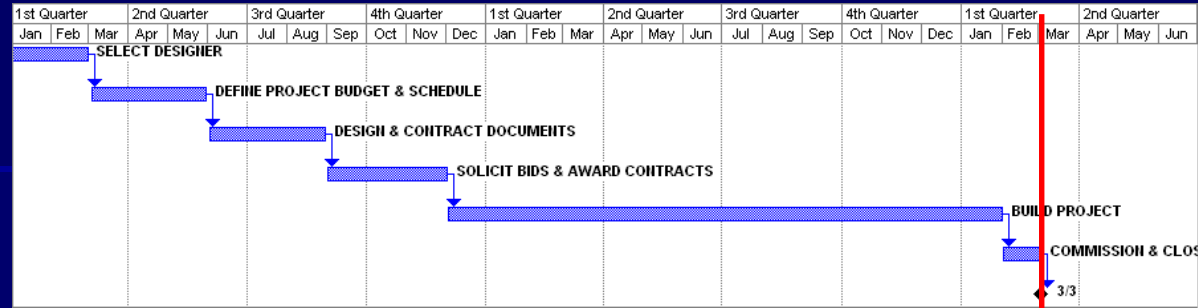
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Multiple Prime

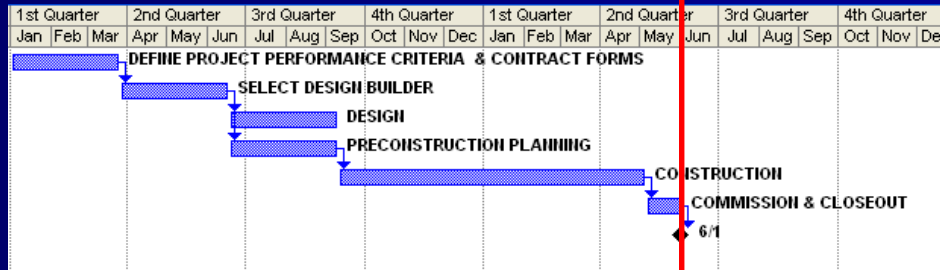
- Program
- Detail Design
- DSA Approval
- Bid
- Build by multiple contractors
 - Owner is General Contractor (GC)
- Only for simple contracts
- Facelift
 - Paint
 - Flooring
 - Window Trim
 - Furniture
- Facelift Plus
 - Everything in Facelift
 - Building Systems

CIP 2 Delivery Methods

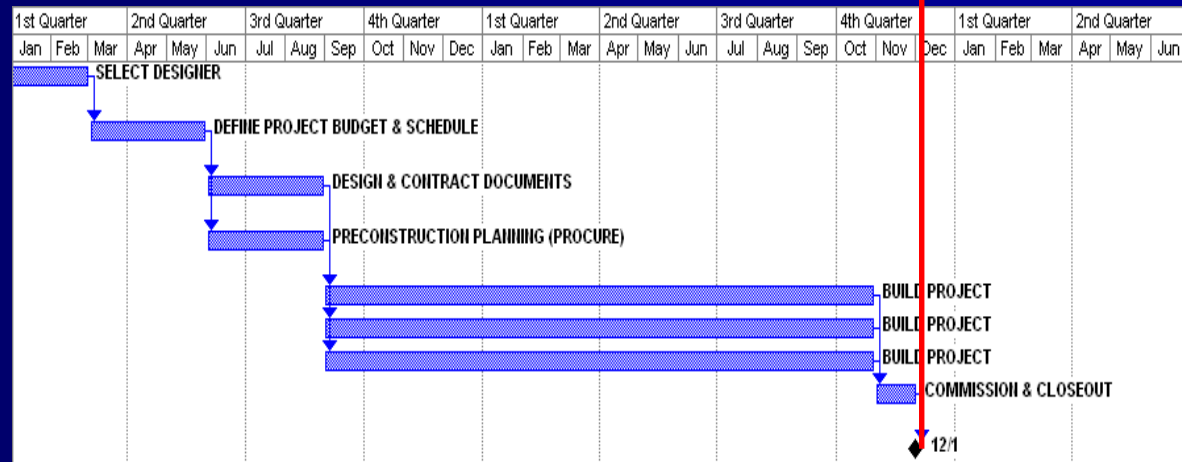
Design Bid Build
(Complex Projects)



Design Build
(Complex Projects)



Multi-Prime
(Simple Projects)



9-12 Months

3-6 Months

12/1

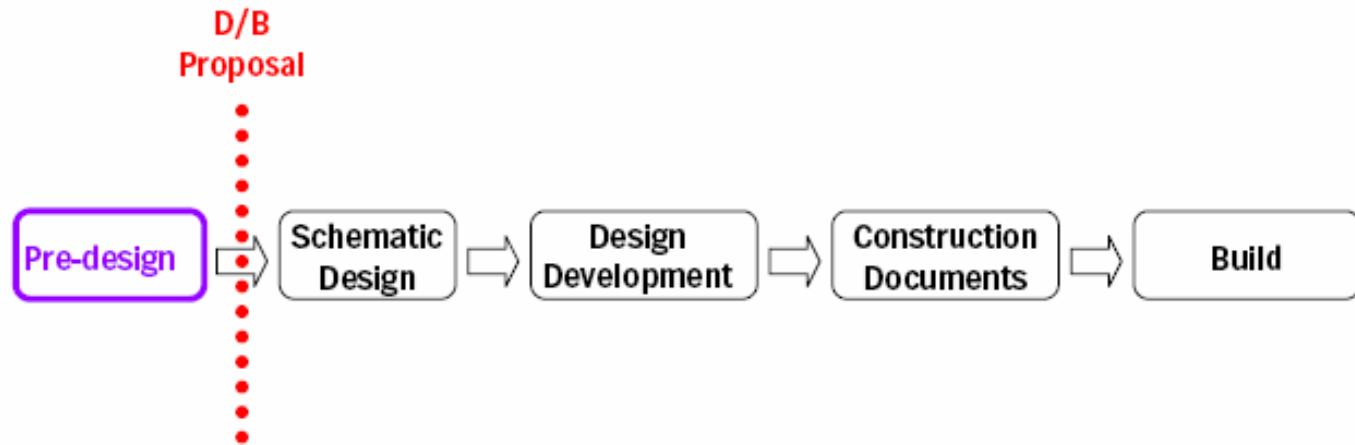


Design-Build (Detail)

- Scope
 - Project intent
 - Program elements
 - Adjacencies
 - Space arrays
 - Massing diagrams
 - Project Boundary lines
 - District Facilities Design Standards and Guideline
 - District Technology Standards and Guidelines



Design-Build (Process)



Approach - Scope



Design Build (Program Development)

Program

Cycle 1: Listen

- Workshops
- Site tours
- Confirmation of Program

▪ Cycle 2: Exploration

- Program
- Adjacencies
- Array

▪ Cycle 3: Generating "What if"

- Array
- Massing
- Boundaries

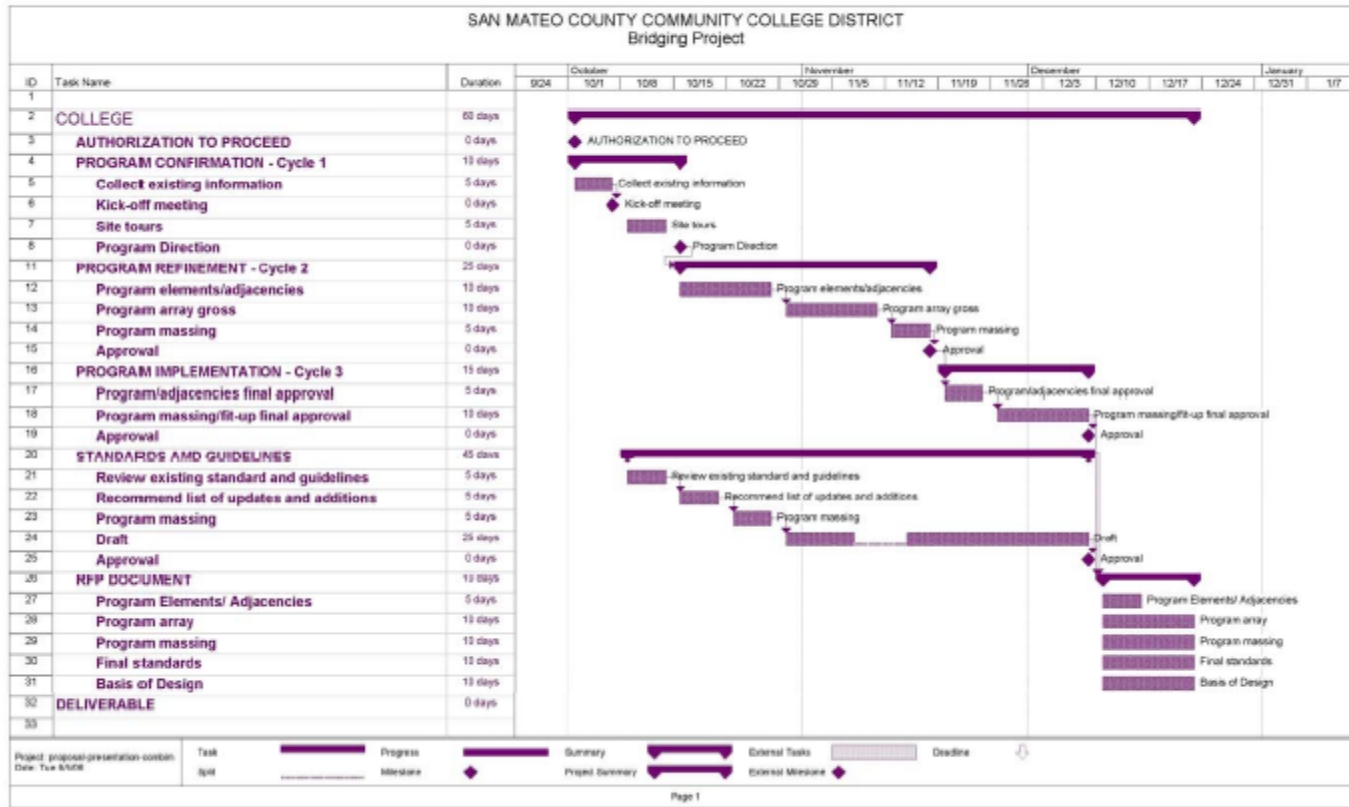
Standards and Guidelines

Approach - Scope



Bridging Schedule

Pre-Design for Bridging Documents



Project Intent - Schedule

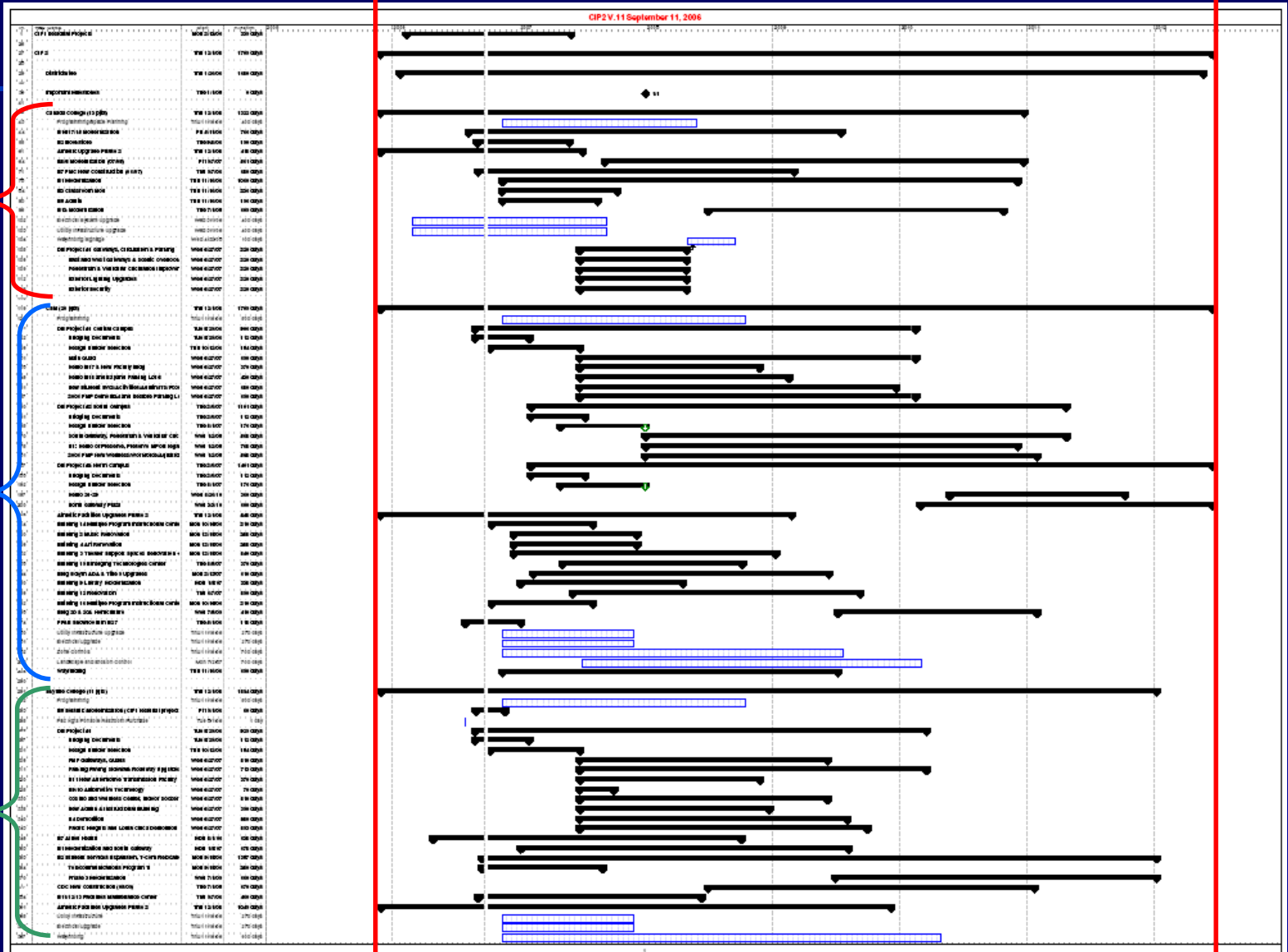


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CIP 2 Schedule

2006

2012





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Questions & Answers